### MINUTES

# BOARD OF BUILDING STANDARDS/

# ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW BOARD

## MEETING OF FEBRUARY 14, 2013 5:30 PM - LAKEWOOD CITY HALL

### AUDITORIUM

(Roxio Recording Available)

- A. The Chairman called the meeting to order at 5:30 P.M.
- ROLL CALL

MEMBERS PRESENT:

OTHERS PRESENT

Bryan Evans

Michael Molinski, Chairperson Carl Orban, Vice-Chairperson

Cindy Stockman John Waddell Bryce Sylvester, Secretary, Planning & Development Bob Apanasewicz, Assistant Building Commissioner

Mr. Sylvester was the Secretary to the Board for the meeting. After the voting on the Summary Approval, he reminded anyone wanting to speak, of the requirement to sign the Oath located on the podium.

Approve the minutes of the January 10, 2013 meeting

A motion was made by Mr. Orban, seconded by Mr. Waddell, to APPROVE the minutes of the January 10, 2013 meeting. All of the members voting yea, the motion passed.

Opening Remarks

Mr. Molinski waived the reading of the Opening Remarks.

Opening Remarks

# SUMMARY APPROVED BOARD OF BUILDING STANDARDS SIGN REVIEW

Docket 02-19-13

C 14601 Detroit Avenue

Hospice of the Western Reserve

( ) Approve

Chuck Zingale

( ) Deny

Global Signs & Graphics

( ) Defer

10147 Royalton Road, Suite M

North Royalton, Ohio 44133

The applicant requests the review and approval of a sign panel change. (Page 54)

Apanasewicz.)				
OLE	BUSINESS			
ARC	HITECTURAL BOARD OF I	REVIEW		
5.	Docket 12-121-12	c	1678 Victoria Avenue	
	( ) Approve		Prasadarao Kondapalli, M.D.	
	( ) Deny		Victoria Realty Group LLC	
	( ) Defer		15000 Madison Avenue	
			Lakewood, Ohio 44107	
The	was deferred from the meeting	g of January 10, 20	for the demolition of a two family structure for parking. This item 113. (Page 6) Planning Commission was denied. The applicant requested to	
	IIDRAW the request for demolit	* '	• • • • • • • • • • • • • • • • • • • •	
6.	Docket 12-122-12	R	1520 Cohassett Avenue	
	( ) Approve		Kumar Swamy	
	( ) Deny		1520 Cohassett Avenue	
	( ) Defer		Lakewood, Ohio 44107	
	The applicant requests the re- the meeting of January 10, 201		l of a front porch enclosure system. This item was deferred from	
Com	munication was received from the	e applicant to <b>W</b> T	l'HDRAW the request for a front potch enclosure system.	
	submitted revisions to the Summ		13 , 14601 Detroit Avenue, Hospice of the Western Reserve em. The Chairman decided to reopen the item in order of the	
4.	Docket 10-106-12	R	17611 Natragansett Avenue	
	( ) Approve		Stephen Martin	
	( ) Deny		17607 Narragansett Avenue	
	( ) Defer		Lakewood, Ohio 44107	
	The applicant requests the rev	iew and approval	to install a fence on a consolidated parcel. This item was deferred	

Stephen Marrin was present to explain the request. He proposed to erect a wood-on-wood style fence 115 feet along the west side of the property, and erect an aluminum fence along the front, approximately 50 feet in length. In front of the aluminum fence would be landscaping as per the submission. The metal fence was four feet high, and the wood fence was

from the meeting of January 10, 2013. (Page 5)

A motion was made by Mr. Molinski, seconded by Mr. Orban, to APPROVE the Summary Approved. All of the members voting yea, the motion passed. (See page 13 of the minutes as the item had to be reopened as per Bob

Page 2 of 13

six feet in height and tapered to four feet. The metal fence would align along the front of the houses. The landscaping would be about four feet deep and run the length of the fence. There was approximately forty feet between the fence/landscaping and the sidewalk. The wood fence would not be painted or stained, and the metal fence was black.

Greg Kronstain, 17617 Narragansett Avenue, did not have an issue with the type of fence but wondered if the six foot height of the fence could stop at the rear of the home rather that the front, and he wanted it to be a board-on-board type. He asked the Board to consider additional plantings to provide year round greenery. Mr. Orban reminded Mr. Kronstain the Board's responsibility was for the front of a property, not side. Mr. Sylvester said the fence would be visible from the public right-of-way and therefore the Board could make a determination. The Board felt it was a valid issue and would ask the application after the close of public comment.

Mike Barner, 17612 Riverside Drive, asked about a time frame for completion. He expressed his concern for the damaged trees at the rear of the lot Mr. Martin's, and the damage to his property and structures when they fell.

Mr. Martin said he wanted the six foot high fence between Mr. Kronstain's and his house for privacy purposes. Mr. Orban felt comfortable with the proposal as submitted. Mr. Sylvester said the Board could not mandate an end date for the project. Mr. Martin said the plan was to pull permits and begin work within 90 days. The Board was not able to enforce anything regarding the trees; Mr. Sylvester stated it was a civil matter as the City had no rights to mandate on personal property. Mr. Martin said he would welcome an expert's opinion of the condition of the trees. Mr. Martin said he would be willing to have more greenery in the landscaping by changing the plan of having a red azalea with another holly plant.

A motion was made by Mr. Molinski, seconded by Mr. Orban, to APPROVE with the stipulation of replacing the red azalea plant with a second holly plant. All of the members voting yea, the motion passed.

# 7. Docket 12-124-12 R 13474 Edgewater Drive ( ) Approve Mark Reinhold ( ) Deny Architect ( ) Defer 1120 Forest Road Lakewood, Ohio 44107

The property owner requests the review and approval of the demolition of a single family home. This item was deferred from the meeting of January 10, 2013. (Page 8)

Communication was received from the applicant with the request to defer. Mr. Sylvester stated that a separate application was needed to review the exterior building plans of the new home.

A motion was made by Mr. Molinski, seconded by Mr. Orban, to DEFER until the meeting of March 14, 2013. All of the members voting yea, the motion passed.

# Items 8, 9 and 10 are called together as they are the same property. BOARD OF BUILDING STANDARDS 8. Docket 01-03-13 - B C 11790 Madison Avenue Burger King ( ) Approve Michael R. Dauss ( ) Deny Dauss Architects ( ) Defer 227 Historic West 11th Street Anderson, Indiana 46016

The applicant requests the review and approval of two variances for side signage; seven square foot variance needed, and sign on east west elevation, pursuant to Sections 1325.05, 1329.09(c), 1329.09(c)(1), and 1329.09(d)(5). This item was deferred from the meeting of January 10, 2013. (Page 9)

11790 Madison Avenue

### ARCHITECTURAL BOARD OF REVIEW

Docket 01-03-13 - A

( ) Approve

( ) Deny

( ) Defer

9.

			Burget King
	( ) Approve		Michael R. Dauss
	( ) Deny		Danss Architects
	( ) Defer		227 Historic West 11th Street
			Auderson, Indiana 46016
	The applicant requests the revi This item was deferred from the		at for exterior renovations of an existing Burger King restaurant nary 10, 2013. (Page 9)
SIGN	N REVIEW		
10.	Docket 01-03-13 - S	С	11790 Madison Avenue
			Burger King

 $\mathbf{C}$ 

The applicant requests the review and approval of signage. This item was deferred from the meeting of January 10, 2013. (Page 9)

Michael R. Dauss

Dauss Architects

227 Historic West 11th Street

Anderson, Indiana 46016

Michael R. Dauss, applicant, and Mike Showalter, 30303 Atwood Drive, Bay Village, Franchise Owner, were present to explain the request. They listened to the Board's remarks and tried to fir landscaping wherever possible. They were cognizant of the placement of other businesses' fences to achieve cohesiveness. The cost ranged between \$20,000 and \$30,000. The external grease containment unit would become internal. The six foot button sign on the eastern exposure was reduced to four feet. The front materials would be the same; the red tile was no longer part of the plan. The dumpster enclosure would contain both the trash and recycle bins; its brick exterior would be painted to match the building.

The Board felt the site development was beautifying to the area. They appreciated the cooperation of the applicant and the attention of their concerns. They felt the public's response would be positive.

The Board inquired about the design elements at the entrance and drive-thru windows were painted black Hardee plank materials, and silver metal would replace the blue shingles (samples provided). The masonry materials would be painted; modular brick of the enclosure would match the building. The band would be LED lit with the light source coming from the bottom, not visible from the ground. The Board asked about the color of the glass in the windows and door systems. It will be a mill finish to match the existing.

The updated signage included the button image on the south and west elevations; the front one was a five foot, and the side was a four foot sign. There were two pole signs, one on Madison Avenue and one on West 117th Street; the poles and

boxes would be painted for maintenance and a fresh look. The Home of the Whopper sign was not lit. Asked if the button sign could be any smaller, Mr. Dauss said the four foot was the smallest.

Mary Louise Madigan, Ward IV Councilwoman, thanked the Board for their diligence.

As there were no further comments, the Chairman closed public comments. Mr. Sylvester thanked the applicants for their hard work. Mr. Showalter thanked the Board for their due diligence and looked forward to another 40 years in Lakewood.

A motion was made by Mr. Molinski, seconded by Mr. Waddell, to APPROVE Docket 01-03-13 - B. All of the members voting yea, the motion passed.

A motion was made by Mr. Molinski, seconded by Mr. Orban, to APPROVE Docket 01-03-13 - A. All of the members voting yea, the motion passed.

A motion was made by Mr. Molinski, seconded by Mr. Orban, to APPROVE Docket 01-03-13 - S. All of the members voting yea, the motion passed.

### NEW BUSINESS

BOA	RD OF BUILDING STANDARDS			
11.	Docket 02-04-13 - B	C	14536 Detroit Avenue	
			Aladdin's Eatery	
	( ) Approve		Skip Collins	
	( ) Deny		Allsigns & Designs, LLC.	
	( ) Defer		5101 West 161st Street	(4)
	a design and the second and the seco		Brook Park, Ohio 44142	

The applicant requests the review and approval of a variance for more than one sign, pursuant to Sections 1329.09(d)(4) – Supplementary Area and Location Standards and 1329.12(d) – Application for Permits. (Page 10)

### SIGN REVIEW

17.	Docket 02-04-13 - S	С	14536 Detroit Avenue Aladdin's Eatery
	( ) Approve		Skip Collins
	( ) Deny		Allsigns & Designs, LLC
	( ) Defer		5101 West 161a Street
	\$13:		Brook Park, Ohio 44142

The applicant requests the review and approval of an illuminated wall sign. (Page 10)

Skip Collins, Allsigns & Designs, LLC, was present to explain the request. They were looking for signage that would increase the visibility for the eastbound traffic. The existing neon sign would be removed. The Board agreed with the new signage.

Ian Andrews, Executive Director for LakewoodAlive, commended Aladdin's for their investment in the community and supported the sign package along with removal of the neon sign.

As there were no additional comments, the Chairman closed public comment. The City staff had no comments other than condition approval on the removal of the neon sign.

The Board sought confirmation that the Eatery of the sign section was on a painted raceway to match the fascia. Mr. Collins concurred.

A motion was made by Mr. Molinski, seconded by Mr. Waddell, to APPROVE Docket 02-04-13 - B with the stipulation the neon sign was removed from the window. All of the members voting yea, the motion passed.

A motion was made by Mr. Molinski, seconded by Mr. Orban, to APPROVE Docket 02-04-13 - S. All of the members voting yea, the motion passed.

### Items 12 and 18 are called together as they are the same property. BOARD OF BUILDING STANDARDS 13123 Detroit Avenue 12. Docket 02-05-13 - B C Discount Drug Mart ( ) Approve James Doerr Ellet Neon Sales & Service ( ) Deny 3041 E. Waterloo Road ( ) Defer Akron, Ohio 44312 The applicant requests the review and approval of two awning signs and a variance for both, pursuant to Sections 1329.09(d)(4) - Supplementary Area and Location Standards and 1329.12(d) - Application for Permits. (Page 18) SIGN REVIEW Docket 02-05-13 - S C 13123 Detroit Avenue 18. Discount Drug Mart James Doerr ( ) Approve Ellet Neon Sales & Scrvice ( ) Deny 3041 E. Waterloo Road ( ) Defer Akron, Ohio 44312

The applicant requests the review and approval of signage. (Page 18)

James Doerr, applicant, was present to explain the request. The signage package encompassed three elevations, backlit channel letters and awnings with lettering on the north elevation. (For purposes of the minutes, the Discount Drug Mart will be known as "DDM"). The north elevation would have a non-illuminated awning graphic, the main entrance would be internally lit sign with individual letters (DDM and Food Market), the east elevation (Cohassett Avenue) would be a set of illuminated letters reduced in size (DDM and Food Market), and the west elevation (Grace Avenue) and entrance tower would be illuminated letters: DDM, One Hour Photo, and Drive Thru Pharmacy on the canopy, along with a reduced one the north side of the drive thru canopy. The signage was similar to the one at Lakewood Plaza. The light source was LED and was diffused to allow a 60% light transmission, and the blue was opaque to allow just the white to show at a 60% light transmission.

The Board expressed concern that the north elevation signage was not effective given its close proximity to the sidewalk and street; a blade sign might afford better visibility. Mr. Doerr said travelling west bound a blade sign would result in a double image effect because of the east elevation signage. The bigger issue was the power lines and blade sign would be in

line with each other creating a safety issue. The Board was concerned with the illuminated Drive Thru Pharmacy sign on the rear west elevation and its effect on the residential neighborhood. As a compromise, Mr. Doerr said they could offer a 40% diffused lighting. The Board concurred and added there was a lot of lighting in the area already.

Barbara Marburger, 1475 Grace Avenue, sought clarification regarding the Code/standard and comprehensive sign plan, as she read it as allowing one sign on the side of a building.

Carl Roloff, 1438 Grace Avenue, four homes south of the development, could see more than one half of the west elevation from his house and was concerned about the light infiltrating into his home. He said the newly constructed Family Dollar would not have lit signage on the Grace Avenue side. If the signage were comparable to that at Lakewood Plaza, it would be too bright; there would be enough lighting from other sources such as the parking lot; he read Section 1329.06(a) aloud. He objected to the illuminated signage on the side elevations; if there were any signs, then to allow only one sign per side elevation and ask they be turned off at business closing.

Colleen Cotter, 1437 Grace Avenue, agreed with the previous speakers. She asked the members to remember past approvals and to take time with the deliberation. She was against there being more than one sign per side elevation, due to its close proximity to residential properties and dominant presence on Detroit Avenue.

Mary Louise Madigan, Ward IV Councilwoman, was confused by the comprehensive sign plan. She asked for the fewest, non-intrusive signs for the development. She asked for the Board to consider halo lighting. The development did not need a lot of fit signs.

Michael Ciccarello, 1519 Grace Avenue, agreed with the previous speakers, especially the west facing Drive Thru Pharmacy and the One Hoor Photo signs.

Tammi Hanson, 1501 Grace Avenue, had been affected by the lights when the car dealership was in operation and cautioned the same might occur, especially when there was snow. She asked the light be kept to a minimum, to not have the light on the west facing tower, and to reduce the lighting after business hours.

Don Tollett, 1431 Grace Avenue, said his property abuts the DDM property. He said over a dozen of his windows faced the development. He wondered about noise from the light transformers. There was no longer a buffer between the properties to block the light and noise; he asked the lights be off after business hours.

Mark Buckley, 1437 Grace Avenue, was against the signage on the elevations.

As there were no additional comments, the Chairman closed public comment.

Mr. Sylvester explained the following:

- The comprehensive sign plan was added for appropriate comprehensive signage in the City because it had been a missing piece.
- The east elevation of the Family Dollar store was not allowed to have illuminates signs as per the Board at a
  previous meeting.
- There would be no monument or other sign at the corner of Detroit and Grace Avenues.

Mr. Doerr, applicant, addressed the questions as reiterated by the Board:

- The signs were internally face lit, lighted lenses.
- The LED lights had internal drivers, a small power supply, hidden behind the wall. They were quiet and generated
  no noise.

- The hours of illumination were from 9:00 a.m. to 10:00 p.m. on a timer. The Board asked that the illumination of the signage was parallel with the hours of operation.
- The Board stated that of the west elevation signs, the business sign made sense but not the other two. Mr. Doerr said the original application reflected more signs than presented that evening. The proposal was the wishes of DDM management.

The purpose of the Board was there to address the ambiguities of the Code. It did not hold any special interest with any applicant and wanted what was best for the City as a whole. The technology of today's lighting was different from the time of the former car dealership. The proposal had too many signs on the building. Visibility and success of the business were important and a balance was needed. There was no need for the One Hour Photo and Drive Thru Pharmacy signs on the west elevation.

Mr. Sylvester said that since the applicant had changed the request for a variance to one of Comprehensive Sign Plan, Docket 02 05-13 - B would be withdrawn it. Docket 02-05-13 S would be for the Comprehensive Sign Plan. He agreed with the Board about the two unnecessary signs on the west elevation. The Board asked if graphics on the two west elevation awnings would be acceptable. Mr. Doerr concurred.

A motion was made by Mr. Molinski, seconded by Mr. Evans, to APPROVE with the following stipulations:

- The illuminated signs are on timers to turn off with the hour of operation of the store, and
- 2. The west elevation Drive Thru Pharmacy sign and the One Hour Photo sign are not part of the approval but will be displayed as text on the west elevation awnings located near the front entry (to be submitted for administrative review and approval).

All of the members voting yea, the motion passed.

BOA	RD OF BUILDING STANDARDS	canco t	ogether as they are the same property.	
13.	Docket 02-06-13 - B	C	17411 & 17413 Detroit Avenue	
			GV Art + Design	
	( ) Approve		George Vlosich III	
	( ) Deny		GV Art + Design	
	( ) Defer		6038 Dorothy Drive	
			North Olmsted, Ohio 44070	

The applicant requests the review and approval of a variance for more than one sign, pursuant to Sections 1329.05(m) - Awning Signs, 1329.09(c)(12) - Maximum Area and Number Permitted, and 1329.12(d) -Application for Permits. (Page 33)

SIGN	4 REVIEW		
19.	Docket 02-06-13 - S	C	17411 & 17413 Detroit Avenue
			GV Art + Design
	( ) Approve		George Vlosich III
	( ) Deny		GV Art 4 Design
	( ) Defer		6038 Dorothy Drive
			North Olmsted, Ohio 44070

The applicant requests the review and approval of signage. (Page 33)

George Vlosich, applicant, and Greg Vlosich were present to explain the request.—Recompassing two storefronts, they wanted the logo on the retail side and the company name on the office/studio side. The awnings were eight feet long and 51 inches high. The logo could be reduced in size.

Mr. Molinski closed public comment as no one spoke on the matter. Mr. Sylvester said the City was in support of the proposal.

A motion was made by Mr. Molinski, seconded by Waddell, to APPROVE Docket 02-06-13 – B as submitted. All of the members voting yea, the motion passed.

A motion was made by Mr. Molinski, seconded by Mr. Orban, to APPROVE Docket 92-06-13 - S as submitted. All of the members voting yea, the motion passed.

### ARCHITECTURAL BOARD OF REVIEW

14.	Docket 02-07-13	Ж	13909 Lake Avenue
	( ) Approve		Mark Reinhold
	( ) Deny		Architect
	( ) Defer		1120 Forest Road
			Lakewood, Ohio 44107

The applicant requests the review and architectural approval of an addition. (Page 38)

Mark Reinhold, applicant, was present to explain the request. The owners wanted a 16' x 20' kitchen addition on the east side of the house. Although not presented at the pre-review meeting on February 7th, he asked if a matching fence was appropriate; currently there was a four foot black painted aluminum fence in the back yard, and they wanted to add an automatic gate for the driveway. All materials and paints of the addition would match the existing home: , Dutch lap, painted clapboard on the lower half, string course in the middle, painted cement stucco on the upper portion, roofs, and paint color. The chimney and gable would be painted stucco. The foundation was a painted brick, and the new would match.

Mr. Molinski closed public comment as no one spoke on the matter. Mr. Sylvester said the City had no comments or questions.

A motion was made by Mr. Molinski, seconded by Mr. Orban, to **APPROVE** as submitted. All of the members voting yea, the motion passed.

15.	Docket 02-08-13	R	15319 Clifton Boulevard
	( ) Approve		Tarsem Garg
	( ) Deay		480 Aber Felda Drive
	( ) Defer		Springfield, Ohio 45504

The applicant requests the review and approval of changes to front of home and dormers. (Page 44)

Brad Swan, agent for Tarsem Garg, was present to explain the request. The project had not gone as planned. The front of the home suffered from fire damage, rot, and was bowing. They proposed for a new front and purch clad with a stone wrap on the lower half, vinyl cedar shake on the top for ease of maintenance and to match aesthetically. Vinyl four inch Dutch lap is on the back of the home. The cedar shake would be an accent tone, the same as previously. Furring strips would provide the transition.

The Board questioned the use of stone; it was the wrong size and not appropriate. The Board said a lot of details were lost with the rebuild. The Board offered the use of a thin brick in lieu of the stone. The replacement steps would be wooden, and the proposed railings were white-trex decking material. The lattice was composite. The Board said more details were needed. Mr. Sylvester said the architect should attend the pre-review meeting on March 7, 2013.

Mr. Molinski closed public comment as no one spoke on the matter. There were no comments from the Division of Building.

A motion was made by Mr. Moliuski, seconded by Mr. Orban, to **DEFER** until the meeting of March 14, 2013. All of the members voting yea, the motion passed.

The applicant requests the review and approval of entrance canopy. (Page 47)

Mac Frederickson, 16907 Hilliard Road, was present to explain the request. They proposed to have eight banners (one foot, six inches by five foot) placed every other window on the upper part of the building, a shed style awaing over the left side, and one entrance canopy; everything would be black. The shed style awaing was four feet wide and three feet deep. The entrance canopy was nine feet, ten inches wide by six feet deep. The Board asked about the blade sign that was shown on the application. He was not sure, as he was representing his boss who was unavailable to attend the meeting. Mickey Krivosh, property owner, said he'd been approved previously for a marquee sign but it was too expensive. He hoped to get approval for the awaing and come before the Board at a later date for signage. Mr. Sylvester said the evening's proposal was for the canopy, awaing, and banners. The banners would not have any letters or graphics on them. If a future tenant wanted signage, then that would be a separate application. The Board said the word "Vosh" was not before them the evening, as there was no Sign Review indicated.

The Board felt the proposal was appropriate for the location.

Mary Louise Madigan, Ward IV Councilwoman, was in favor of the proposal.

Mr. Sylvester asked Mr. Krivosh to submit a Sign Review application for the March 14, 2013 meeting; possibly the Board could Summary Approve it on March 7th at the pre review meeting.

The canopy was supported with a metal frame, one inch galvanized square steel, no lights, black fabric held to the frame via through bolts, two outriggers attached to the wall, and the plate would be white to match the painted brick. The Board suggested the outriggers and plates painted black. The awning was curved, and black fabric filled the opening. Discussion ensued about the black shed awning.

A motion was made by Mr. Molinski, seconded by Mr. Orban, to APPROVE with the stipulation the steel structures and outriggers are painted black to match the fabric. All of the members voting yea, the motion passed.

### SIGN REVIEW

# 21. Docket 02-11-13 C 15320 Detroit Avenue pizzaBOGO ( ) Approve Issam Halawi ( ) Deny pizzaBOGO 3345 State Road, #955 Cuyahoga Falls, Ohio 44223

The applicant requests the review and approval of blade sign. (Page 57)

Issam Halawi, applicant and business owner was present to explain the request. The sign was sheet metal and measured eight feet by three feet (24 square feet). The words BOGO and pizza were channel lettered and the back panel was digital print in light blue, dark blue and red. The sign was outlined in LED lighting. Eyad Ali, Neon City Signs,11500 Madison Avenue explained the channel lettering was internally lit and mounted on sheet metal. The outline was a one inch track. One light bulb was the points of light around the pizza. The cheese on the pizza slice was non-illuminated and flush with the blue background. The sign at the rear of the store would be internally lit individual channel letters, powered with 12 volts, and on a timer.

David Berkovitz, LRG-C Lakewood LLC, 1585 Frederick Boulevard, Akron, Ohio represented the owner of the shopping center and spoke in support of the applicant.

Ian Andrews, LakewoodAlive, spoke on behalf of the Design Committee who supported the application.

Mr. Sylvester asked for verification of the size of the rear sign to ensure it was within the allowable square footage. The Board liked the changes made to the signage since the pre-review meeting.

A motion was made by Mr. Molinski, seconded by Mr. Waddell, to APPROVE with the following stipulations:

- 1. The dots of light are one continuous LED, and
- 2. The lights will be on timers and on only during operation hours.

All of the members voting yea, the motion passed.

# 22. Docket 02-12-13 C 15322 Detroit Avenue Radio Shack ( ) Approve ( ) Deny ( ) Defer Agnew Sign Company ( ) Defer 164 Annadale Avenue Akron, Ohio 44304

The applicant requests the review and approval of front and rear signage. (Page 63)

Richard Stump, applicant, was present to explain the request. Since the pre-review meeting of February 7th, the proposal had been amended from clear face mean sign to two walls signs, white Radio Shack letters, red logo, LED internal illumination, and a timer for lighting only during hours of operation. The R button was flat-faced. They would use a quarter inch backer panel with channel letters. The power supply was inside.

tan Andrews, LakewoodAlive, asked if neon lighting was being used on the front and was told it was not. He stated the Design Committee requested the use of reverse channel lettering for halo lighting and removal of the black backer panel.

Mr. Sylvester sought clarification about the letters. They were white-faced, and the R logo was red with black vinyl displaying the red circle and R. Total square footage of the front sign was 30.5, and the width of the storefront was 24 feet.

A motion was made by Mr. Molinski, seconded by Mr. Orban to APPROVE with the following stipulations:

- 1. The letters have a white face and the R has a red face, and
- 2. To use a timer to control the lighting during the hours of operation.

All of the members voting yea, the motion passed.

### ADD-ON

## ARCHITECTURAL BOARD OF REVIEW

23. Docket 02-13-13

C 13800 Detroit Avenue
Lolita Salon/Giorgio's Georgio's/Szechwan

( ) Approve
( ) Deny
( ) Defer

12700 Lake Avenue
Lakewood, Ohio 44107

The applicant requests the review and approval of exterior renovations. (Page 72)

Andre Khawam, applicant, and Nick Royansek, representative for the property owners, were present to explain the request. They wanted to update/upgrade the look of the building. He described the revisions: thin brick vencer would be on all four sides to the building's full height, existing face brick would remain, Hardee board would be used in tieu of EIFS, black awnings would accent the structure, and the aluminum siding and fence would be painted. Utilizing the City's CPR program, new windows would be installed; clear one inch glass in aluminum frame. Hardee board was going to be used to achieve thickness and profile for the cornices, but it would be difficult for the contractor, so he was proposing the use of an injected heavy fiber material. Metal coping would cap it. The flat sign panels were made of Hardee material. The two foot wide pilasters would stick six inches from the building. There was an eight inch return to project from the walls and rest on the sidewalk; an exterior sealant would be used at the base of the building that was about one half inch from the sidewalk. Request for signage was forthcoming. Regarding the Lolita Salon sign, I olita would be 18 inches high, internally illuminated channel letters with an acrylic white facing and black wall box mounted on a three by four inch raceway matching the color of the building fascia. Salon would be 12 inches high channel letters, red acrylic face and black wall box. The Georgio's and Szechwan Garden Signs were relatively new and were approved previously. Mr. Royansek described the items and colors as displayed on the sample hoard. The Board suggested the use of a black or aluminum color instead of white on the galvanized steel framing; the applicant said they would use aluminum to coordinate with the replaced windows. Mr. Molinski asked if the pilasters could be wrapped to a two foot depth, the applicant explained that on the east side behind the fence, utility structures prevented it. The Board suggested the extension of the wrap to start above the fence. Due to obstructions of the gas line on the east elevation, it was decided to leave it at 12 inches.

Mr. Molinski closed public comment as no one spoke on the matter. Mr. Sylvester said it was a good design and a great investment in the community. Mr. Apanasewicz stated that if the windows and the doors would be replaced, the doors had to be even in grade regarding ADA issue. The applicants said future renovations included the parking lot and ADA issues, and they would return for review.

A motion was made by Mr. Molinski, seconded by Waddell, to APPROVE the application. All of the members voting yea, the motion passed.

# 24. Docket 02-13-13 02-14-13 C 15006 Detroit Avenue Avalon Exchange ( ) Approve ( ) Deny ( ) Defer Signature Sign Company ( ) Defer 1776 East 43rd Street Cleveland, Obio 44103

James Vaccy, applicant, was present to explain the request. Regarding the word Araba, yellow three inch deep halo lit letters were on a splash, backer panel with LED lighting. The back panel was five inches off the building. All the electronics and raceway were concealed behind the panel with a power supply inside the wall. The word Exchange was vinyl letters and non-illuminated. There was no signage proposed for the rear entrance.

fan Andrews, LakewoodAlive, said the Design Committee thought the letters were white instead of yellow, and they preferred the white.

Mr. Sylvester said the size of the sign met the standards. The Board had no problem with the letters being yellow.

A motion was made by Mr. Molinski, seconded by Mr. Orban, to APPROVE the application.

# 20. Docket 02-10-13 C 14601 Detroit Avenue Hospice of the Western Reserve Chuck Zingale C Deny Clobal Signs & Graphics Defer 10147 Royalton Road, Suite M North Royalton, Obio 44133

Mr. Apanasewicz said that revisions had been received after the Summary Approval at the pre-review meeting on Behruary 14th. The Board was required to reopen the application for discussion. Chuck Zingale, applicant, said that they were going with the Summary Approved proposal. There was no need to reopen.

### ADJOURN

A motion was made by Mr. Molinski, seconded by Mr. Orban, to ADJOURN the meeting at 9:40 p.m. All of the members voting yea, the motion passed.

Signature A.A.A.

3/14/2013

The applicant requests the review and approval of an illuminated wall sign. (Page 75)

The applicant requests the review and approval of a sign panel change. (Page 54)



PRINT NAME:



# Oath

I, the undersigned, hereby agree that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

SIGN NAME:

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10. Bash Marburgea	Barbara Marburger.
11. Cont Rolofs	Cas Rosy
Prepared by: The City of Lakewood Law Depart	ment, 12650 Detroit Ave., Lakewood, Ohio 44107
FORGIY	USEONLY
	n 🔲 Citizens Advisory 🗀 Civil Service 🗀 Dangerous Dog atement Appeals 🗀 Planning 🗀 Zoning Appeals 🗖 Other:
Date of Proceeding: Thu Slay, Feb	mary 14, 2013
DAVIN	





# Oath

I, the undersigned, hereby agree that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

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Right Stuffer of Lakewood Law Department	nt, 12650 Detroit Ave., Lakewood, Ohio 44107
FOR CITY USE	ONLY -
Lakewood Administrative Procedure: ■ ABR/BBS/Sign □ Income Tax Appeals □ Loan Approval □ Nuisance Abate	
Date of Proceeding: Thursday, Febru	iam 14, 2013





# Oath

I, the undersigned, hereby agree that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

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Prepared by: The City of Lakewood Law Dep	astment, 12650 Detroit Ave., Lakewood, Ohio 44107
FOR	DITY USE ONLY
Lakewood Administrative Procedure: ABR/BBS/	Sign □ Citizens Advisory □ Civil Service □ Dangerous Dog Abatement Appeals □ Planning □ Zoning Appeals □ Other:
Date of Proceeding: Thursday, Fo	brian 14, 2013

## Sylvester, Bryce

From: Michael D.Barner@uscq.mil on behalf of Barner, Michael D.CDR

<Michael.D.Barner@uscg.mil>

**Sent:** Wednesday, February 06, 2013 8:36 AM Sylvester, Bryce

Cc: Greg Kronstain; mikedbarner@gmail.com

Subject: 14 February: Arch Review Board Docket #10-106-12

Attachments: photo.jpeg

Follow Up Flag: Follow up Flag Status: Completed

Good morning Bryce,

I understand the ARB pre-meeting will be held tomorrow. I wish to offer information again.

As you'll see in the attached photo, Mr. Martin responded to my concerns about the damaged/weakened tree roots in December.... by piling several hundred pounds of rocks atop them. This will further choke the roots, aggravate the damage already caused, accelerate the tree's decline, and "steer" the tree toward crashing onto my property (fence, shed, car, etc).

Again, this isn't a simple "Tree issue." This situation arose through Lakewood's review of the applicant's plans and inspection of the work performed to the property. It is unfortunate that the site restoration plan was not previously presented/reviewed/approved, but now that it is to be presented (hopefully-after 4 months of delays), it is perfectly appropriate for the city to include the mitigation of this hazard as an element of the package's approval.

Lask the board to consider the hazard created by this project's execution, and take the appropriate steps to avert future liabilities.

Please feel free to call me. I would be happy to attend the pre-meeting tomorrow if appropriate.

Sincerely,

Mike

CDR Mike Barner, P.E. XO, USCG Civil Engineering Unit Cleveland

Office 216-902-6205

Cell 216-970-5675

-----Original Message-----

From: mikedbarner@gmail.com [mailto:mikedbarner@gmail.com]

Sent: Wednesday, December 12, 2012 4:23 PM

To: <u>Bryce.Sylvester@lakewoodoh.net</u> Cc: Greg Kronstain; Barner, Michael COR

Subject: 13 Dec Meeting: Arch Review Board Docket #10-106-12

Good afternoon Bryce,

I have Information for the board meeting tomorrow evening regarding 17611 Narragansett Ave, Docket # 10-106-12:

The attached pictures show two trees, one about 14" in diameter and the other about 10" in diameter. They are on Mr. Martin's side of a fence that I built along my property line.

I recently realized that when he demolished the former concrete block garage immediately adjacent to the trees, the trees were left with GREATLY exposed roots - significantly weakening the stability of the trees. Especially after the widespread damage caused by Hurricane Sandy, I'm concerned that Mr. Martin's actions in removing the garage put the trees' stability in jeopardy. I'm rightfully concerned that these trees will come down and take out my fence, my shed, other of my property, or even hurt a person on my property. I would further expect that, regardless of precisely where the property line is located, his actions directly caused this condition - and therefore he is responsible to mitigate it.

I ask the Board to direct Mr. Martin to remove these now weakened trees as a provision of accepting his re-submitted site restoration plan. Frankly, I don't understand why they weren't removed as a part of the garage demolition plan/execution.

\*Also, you can see in the pictures that the trees are growing around and encroaching on some common utility wires.

I took the pictures while standing on Mr. Greg Kronstain's property. He's copied.

Please call me to discuss.

-I'll be there tomorrow night and would like to address the board again, unless you can present this information to them for me ahead of time.

Sincerely,

Mike Barner, PE 216-970-5675

IMG\_0330

IMG\_0331

# Sylvester, Bryce

From:

Gregory Kronstain < gkron9@yahoo.com>

Sent:

Thursday, February 14, 2013 10:40 AM

To:

Sylvester, Bryce

Subject:

Docket 10-106-12, 17611 Narragansett Ave.- Meeting 2/14/13

## Bryce,

Just wanted to include a few comments regarding the subject Docket 10-106-12. I own the property at 17617 Narragansett:

1) The proposed board on board fence along the west property line is 6 ft. tall with a transition to 4 ft. at the front line of the houses. The 6 ft. height is appropriate for the back of the property up to the back of the house. I am questioning why the 6 ft. height is maintained along the length of the house line, from back to front.

Should the transition begin just north of the back of the house? This may look more appealing from the street in lieu of seeing a very tall fence that extends to the front line of the house. I would like the Board to comment.

2) Regarding the landscaping plan, I would like to suggest adding some type of pines, or shrubbery that will maintain a green look throughout the winter season. The idea would be to have a visual barrier for all seasons.

I would like the Board to comment.

Thanks for the opportunity to comment. Please include these in the minutes. I do plan on attending the meeting tonight.

Thanks,

Greg Kronstain

440-665-6041

## Sylvester, Bryce

From:

Jim Doerr <jdoerr@elletneon.com>

Sent:

Tuesday, February 12, 2013 9:52 AM

To:

Sylvester, Bryce

Cc: Subject: Tim Moran Discount Drug Mart, 13123 Detroit Ave.

Follow Up Flag:

Follow up

Flag Status:

Flagged

Dear Bryce – Please consider our recent application and submittal for exterior permanent sign review for the subject location as our <u>Comprehensive Sign Plan</u> for this client/site.

Should you have any questions in this regard, please do not hesitate to direct them to my attention. Thank you.

Sincerely,

Jim Doerr Eilet Sign Co. 3041 E. Waterloo Rd. Akron, OH 44312 office: 330-628-9907

toll free: 888-652-8607 cell: 330-322-0957 fax: 330-628-8347 Walter J<sup>2</sup> Senney III 13909 Lake Ave Lakewood Ohio 44107 February 6, 2013

City of Lakewood Architectural Review Board

Dear Board:

My Wife and I are unable to attend the February 14<sup>th</sup> meeting for the review of Our addition. We give our consent to have our Architect, Mark Rhienhold, to speak on our Behalf.

Sincerely,

Walter F Senney III

### Schwarz, Johanna

From:

Lincoln, Christina on behalf of Building, Housing

Sent:

Wednesday, February 13, 2013 11:39 AM

To:

Sylvester, Bryce; Siley, Dru

Cc:

Fillar, Jeff; Schwarz, Johanna

Subject:

FW: Board of Building Standards/Architectural Board of Review/Sign Review Board

Meeting February 14, 2013 - our comments as neighbors

From: Porto, Laura [mailto:Laura.Porto@UHhospitals.org]

Sent: Wednesday, February 13, 2013 10:51 AM

To: Building, Housing

Subject: Board of Building Standards/Architectural Board of Review/Sign Review Board Meeting February 14, 2013 - our

comments as neighbors

### Good morning

We recently received a letter inviting us to attend the review board meeting tomorrow evening since one of the agenda items will be a variance review on the house next to our house. We will be unable to attend but we did want to add our voice or opinion. We are absolutely in favor of the changes that are taking place next door to us. Although living in a construction zone is no fun the crews have been wonderful and as considerate as they can be given the nature of their work. We're looking forward to having the home be owner occupied and a single family home again.

We're fine with whatever changes they'd like to make to the façade of the house. Honestly it's not an example of fine historic Lakewood architecture so any changes will be an improvement.

Thank you in advance for notifying us of the meeting and allowing our opinion to be added to the mix

Would you please be able to forward our comments on if this is not something your area would handle.

Don Renaudin Laura Porto Home address: 15315 Clifton Blvd Lakewood Ohio 44107

Laura Porto Senior Financial Analyst University Hospitals Finance Division 11100 Euclid Avenue - HMP 5051 Cleveland, OH 44106

Phone: 216-983-5876 Fax: 216-844-7370

E-mail: Laura.Porto@UHhospitals.org

Please consider the environment before printing this e-mail



(SIP) 825-5821 CHVEDON' OH 44054

PHONE NO: CLL \*SS38GGV

14601 Detroil Avenue Lakewood, Ohio

DAAW NO: DESIGN BY: YENDER:

70

Z-110.2 1-30-2013

COMPANY NAME: Hospice of the Western Reserve

STUDIO & GRAPHIC DESIGN



TERN RESERVE OF THE

18.0.1

Vertical Seam



(Ven besoccard)



(EXISTING)

General notes:

(1) Remove existing face from Internally illuminated building sign and scrap.

(2) Manufacture new panned Lexan face and install into existing cabinet as required. Background color to be opaque dark bronze with white logo and copy. Field survey required to determine exact sizes of existing cabinet.

5-0-2

Sign Elevation Drawing Scale-3/4"=1"-0"

COMPANY NAME: CITY: PHONE NO:

General notes:

(1) Remove existing face from internally illuminated building sign and scrap.

(2) Manufacture new panned Lexan face and install into existing cabinet as required. Background color to be opaque dark bronze with white logo and copy. Field survey required to determine exact sizes of existing cabinet.

DESIGN BY: DESIGN BY: DESIGN BY: ZO

1-30-2013

WESTERN RESERVE

Vartical Seam

18'-0"

5.0 ..

Scale-3/4"=1'-0" Sign Elevation Drawing



(Proposed New)



(EXISTING)

General notes:

(1) Remove existing face from internally illuminated building sign and scrap.

(2) Manufacture new panned Lexan face and install into existing cabinet as required. Background color to be opaque dark bronze with white logo and copy. Field survey required to determine exact sizes of existing cabinet.

DRAW NO: DATE: REV DATE: PESIGN BY:

ZO

Z-011.2 1-30-2013

18'-0 "

Hospice of the Western Reserve 14601 Detroit Avenue Lakewood, Ohio

WESTERN RESERVE OF THE

Vertical Seam



HOSPICE ...... WESTERN RESER

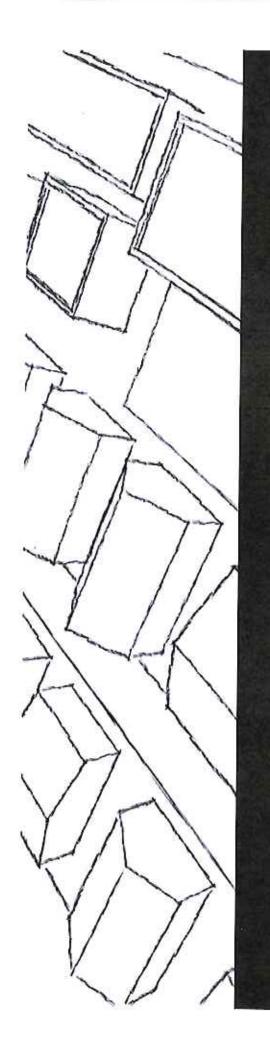
(Proposed New)

(EXISTING)



5.0 ..

Sign Elevation Drawing Scale-3/4"=1'-0"



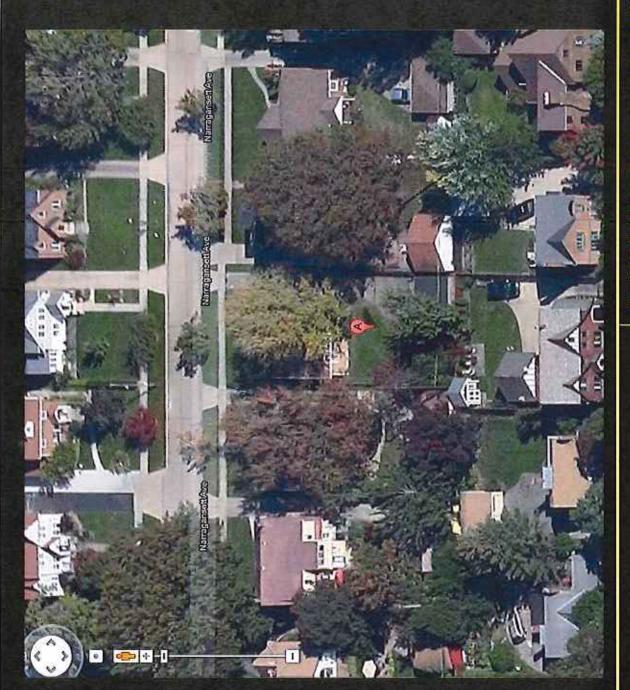
Board of Building Standards

Architectural Board of Review

Sign Review Board

February 2013







ABR February 2013



17611 Narragansett Avenue

ABR February 2013





17611 Narragansett Avenue





YELLOW FALSE SUNFLOWER



MISCANTHUS SINENSIS TWORMING LIGHT





WHITE SHASTA DAISY

LAVENDER HIDCOTE



Hosto - big daddy









GOLDEN BUCEUYMUS





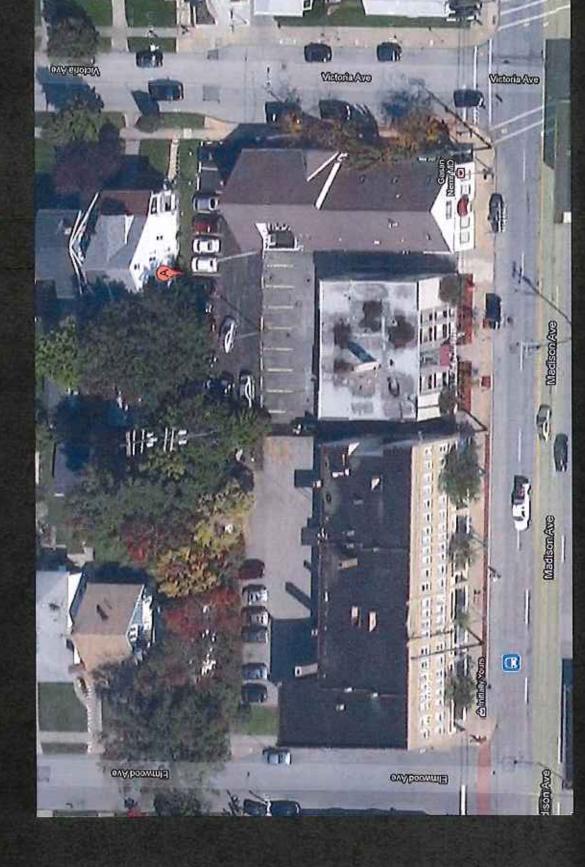
HOLLY PLANT

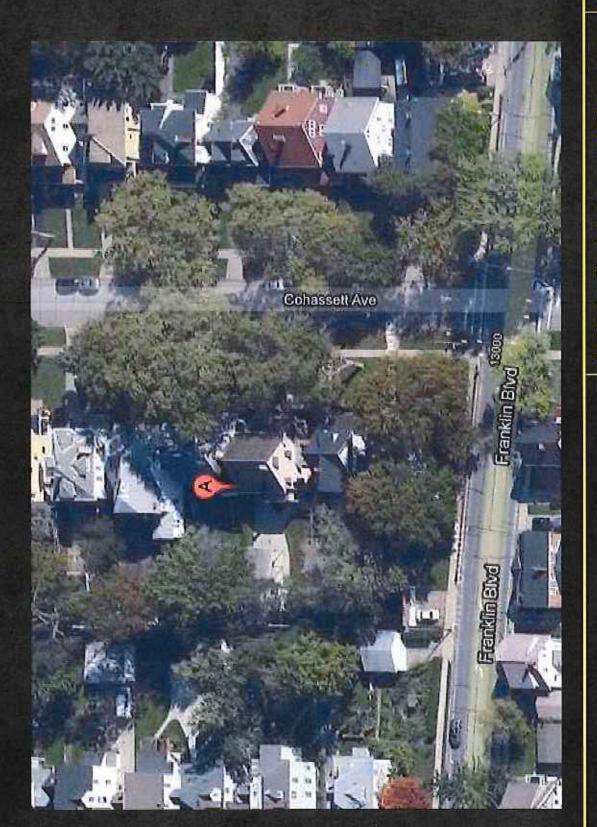


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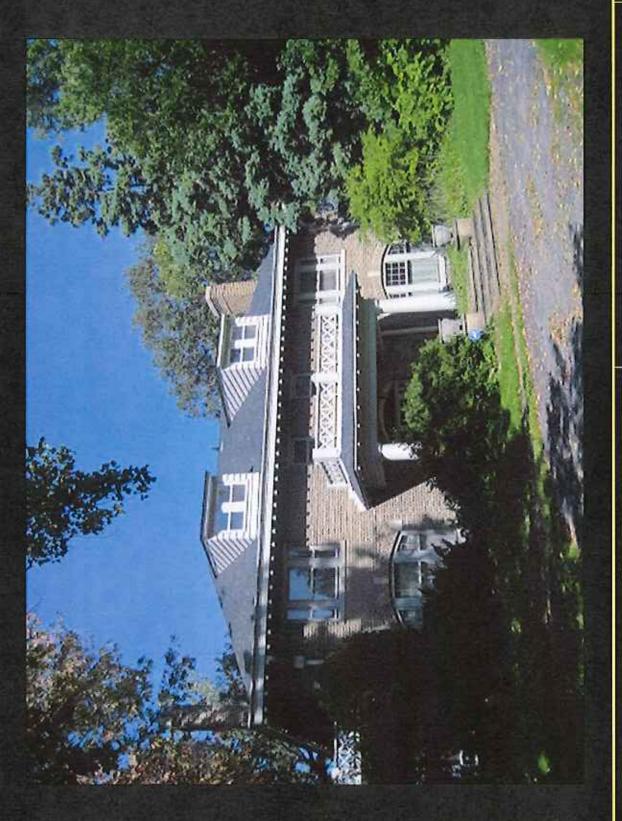


17611 Narragansett Avenue

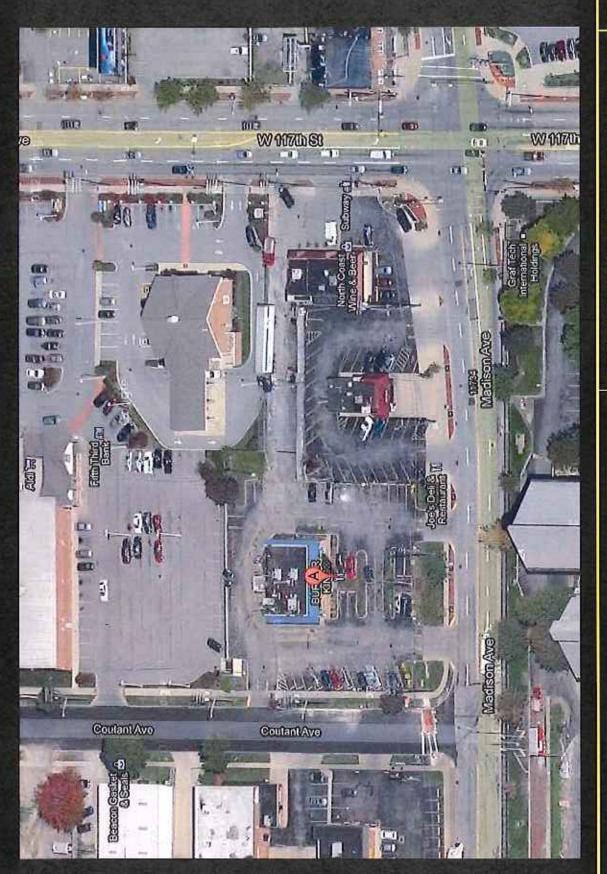






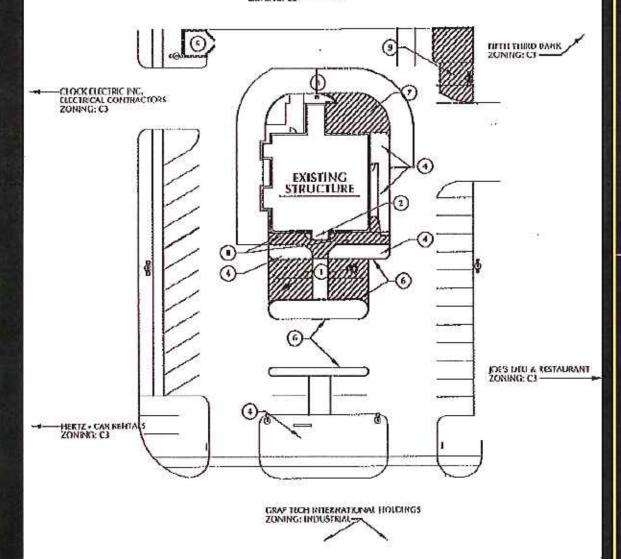


13474 Edgewater Drive



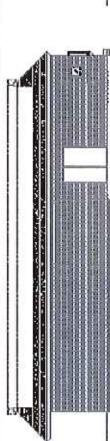


11790 Madison Avenue Burger King



**1** SITE DEMOLITION PLAN





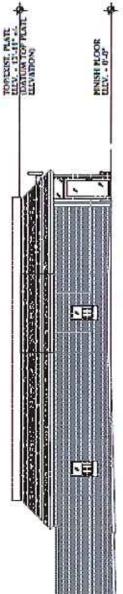


NORTH ELEVATION

SOUTH ELEVATION (MADISON AVE.)



EAST ELEVATION

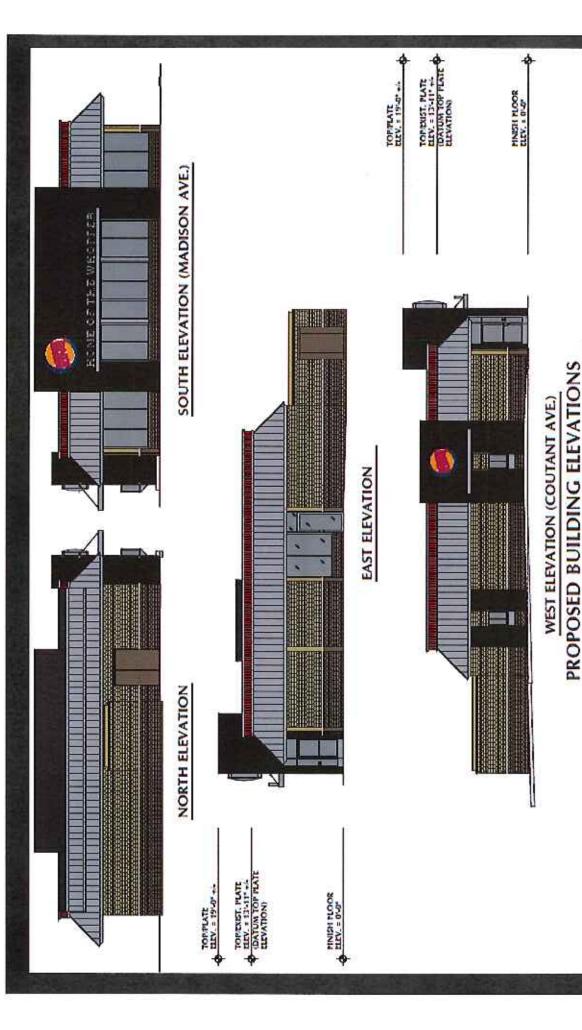


EXISTING/DEMOLITION ELEVATIONS WEST ELEVATION (COUTANT AVE.)

MINISH PLOOR CLLV. - 0'-0"

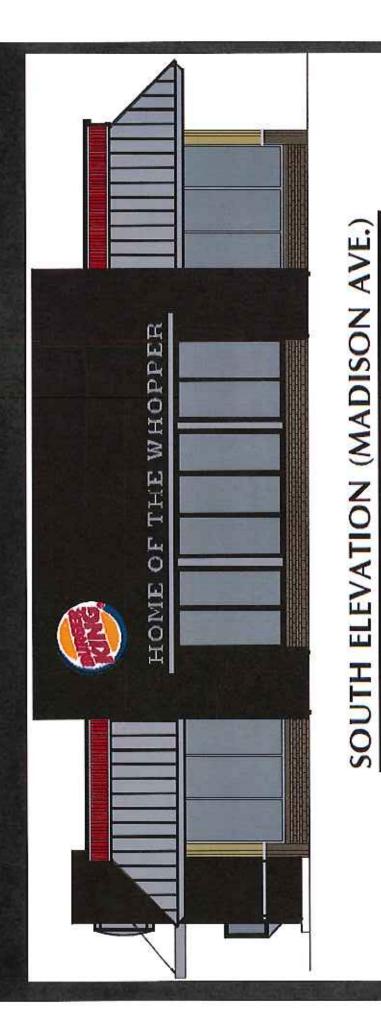
11790 Madison Avenue Burger King

ABR February 2013

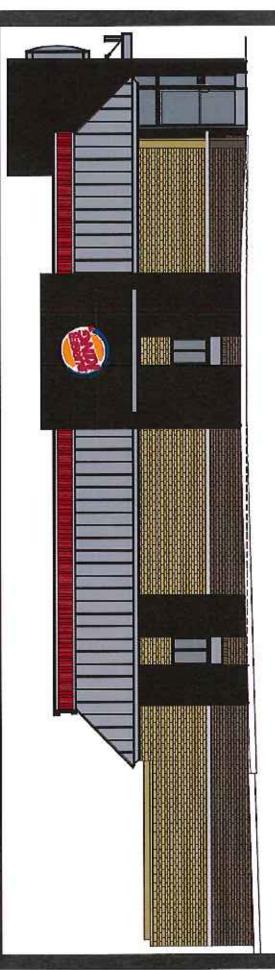


11790 Madison Avenue Burger King

ABR February 2013



11790 Madison Avenue Burger King



WEST ELEVATION (COUTANT AVE.)

11790 Madison Avenue Burger King

ABR February 2013



Existing-Locking westfrom the sast street entry to the parking lot



Proposed-Looking wast from the exet street entry to the parking let



Existing-Looking west at northwest corner of Eufliding



Proposed.

Looking west at northeast corner of building at the proposed new location of order board and sign wall

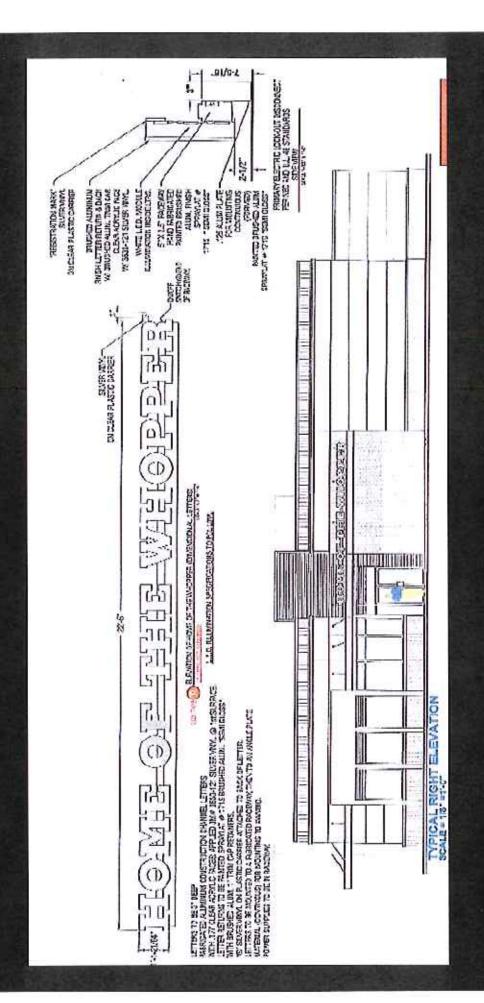


**DEEP ONYX** 

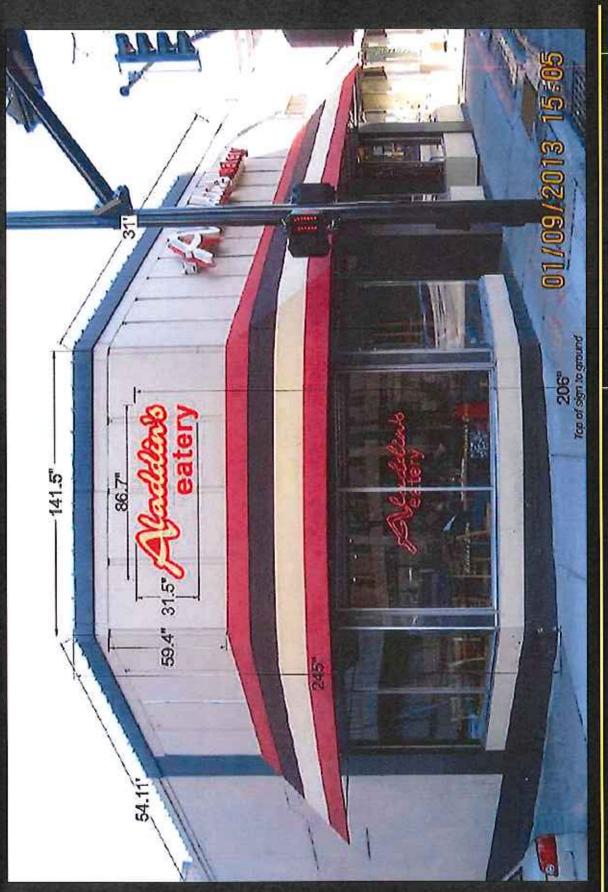
ABR February 2013

SILVER METALLIC

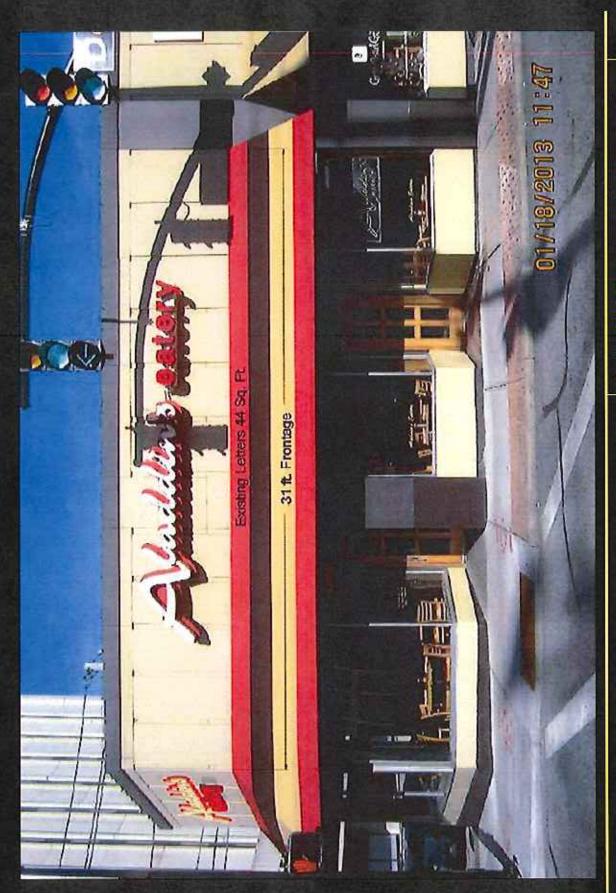
11790 Madison Avenue Burger King



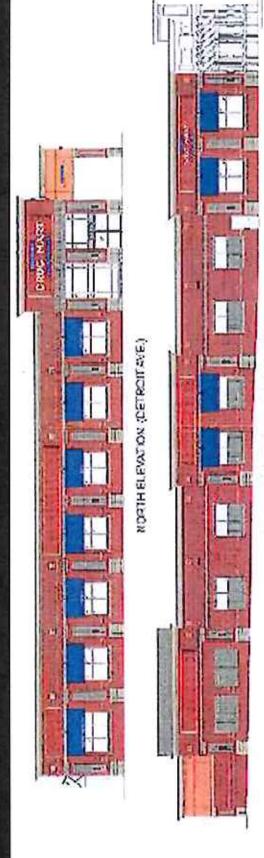
11790 Madison Avenue Burger King



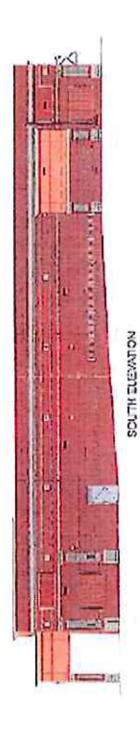
14536 Detroit Avenue Aladdin's Eatery



14536 Detroit Avenue Aladdin's Eatery



EAST BLEVATION (CONASSET AVE.)



WEST BLEWATION (GRACE AVE.)

1

13123 Detroit Avenue Discount Drug Mart

FOOD MARKET 1212 DISCOUNT 12 1/2" 16' 10"

io

1912" 41 PHM DRIVE THRU

NORTH & WEST ELEVATION WALL SIGNS

FRONT VIEW

FRONT VIEW

NORTH ELEVATION WALL SIGN

ABR February 2013

13123 Detroit Avenue Discount Drug Mart 3 13112 DESCOUNT TIZE
STAFF FOOD MARKET TIZE

EAST ELEVATION WALL SIGN

FRONT VIEW

81/2" o' ONE HOUR
34" 18" ONE HOUR

FRONT VIEW

WEST ELEVATION WALL SIGN

ABR February 2013

13123 Detroit Avenue Discount Drug Mart

11.3

4

WEST ELEVATION WALL SIGN

FRONT VIEW

FRONT VIEW

NORTH ELEVATION STREET ADDRESS NUMBERS

13123 Detroit Avenue Discount Drug Mart

ABR February 2013

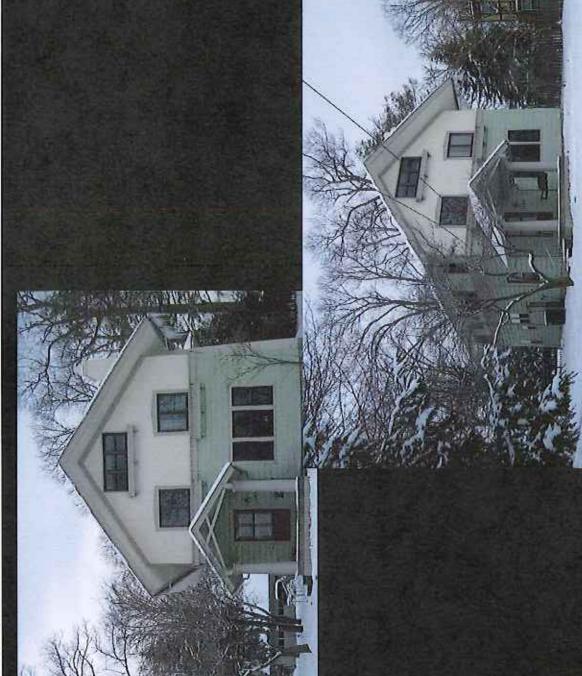




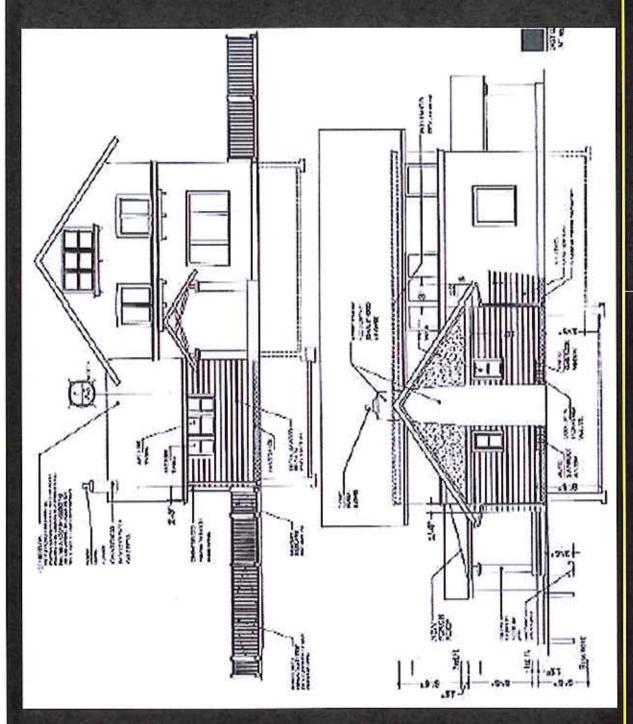
17411 & 17413 Detroit Avenue GV Art & Design



17411 & 17413 Detroit Avenue GV Art & Design



13909 Lake Avenue

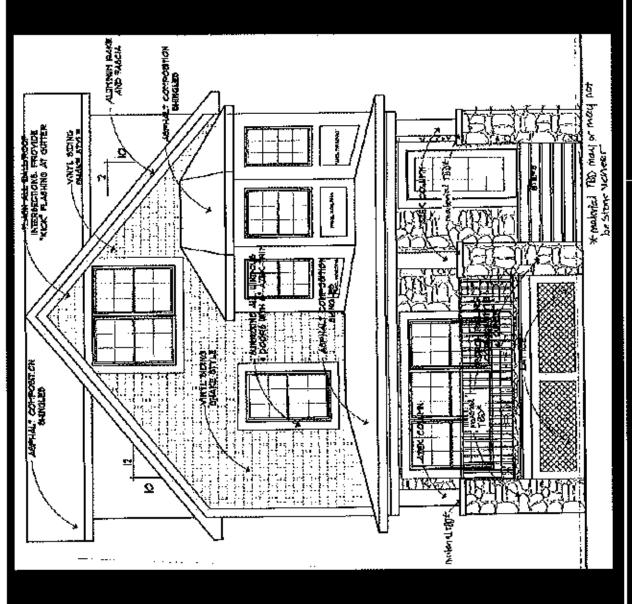


## 13909 Lake Avenue





## 15319 Clifton

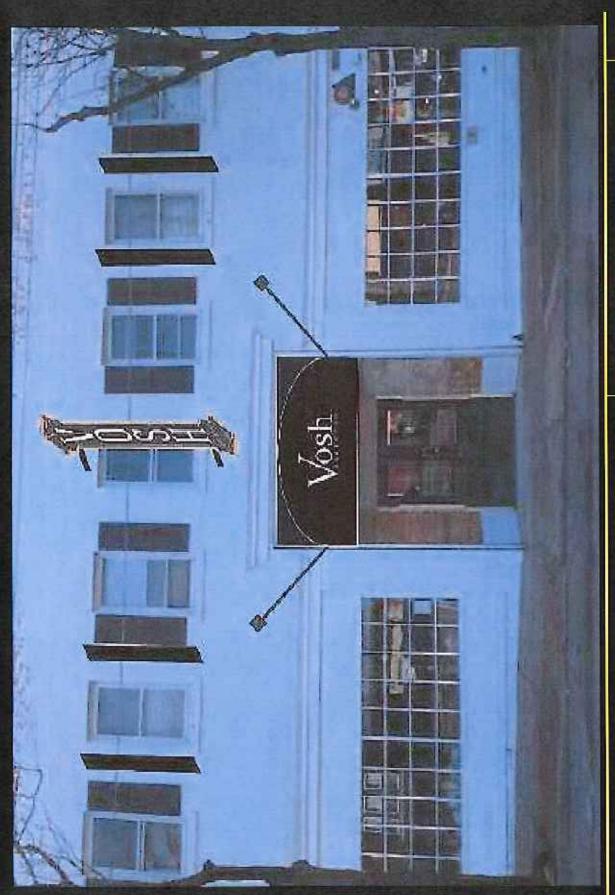












18515 Detroit Avenue VOSH -19:0:

## HOSPICE OF THE WESTERN RESERVE

Spn Elevation Drawing Scale-3/4"-1"-0"

Southern Poster GOL Parid 1999

Vertical States

Parameter (ATTEN)

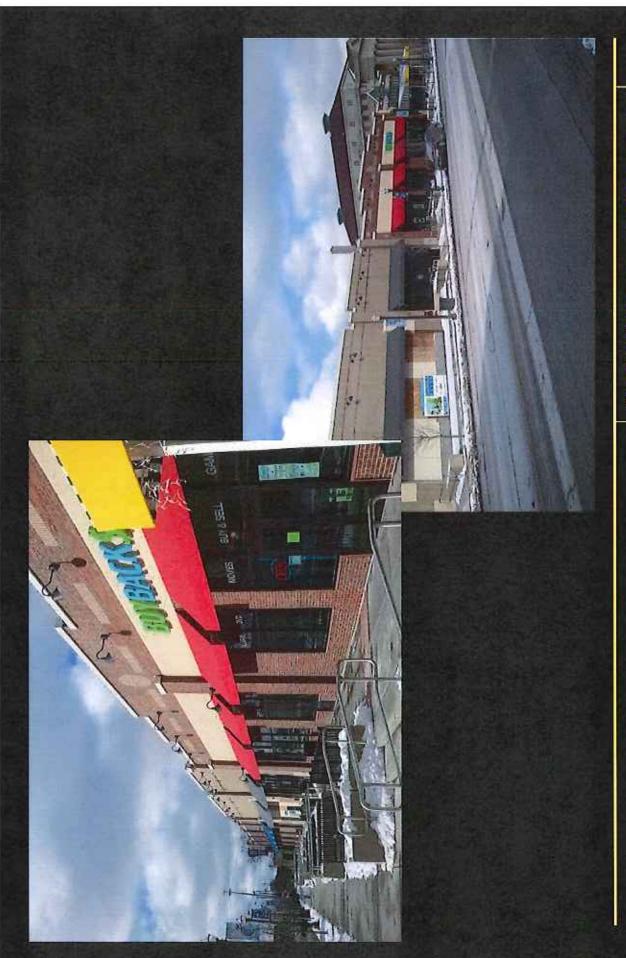
O HOSPICE or no WESTERN RESERVE

(Prepared from, Optional A)

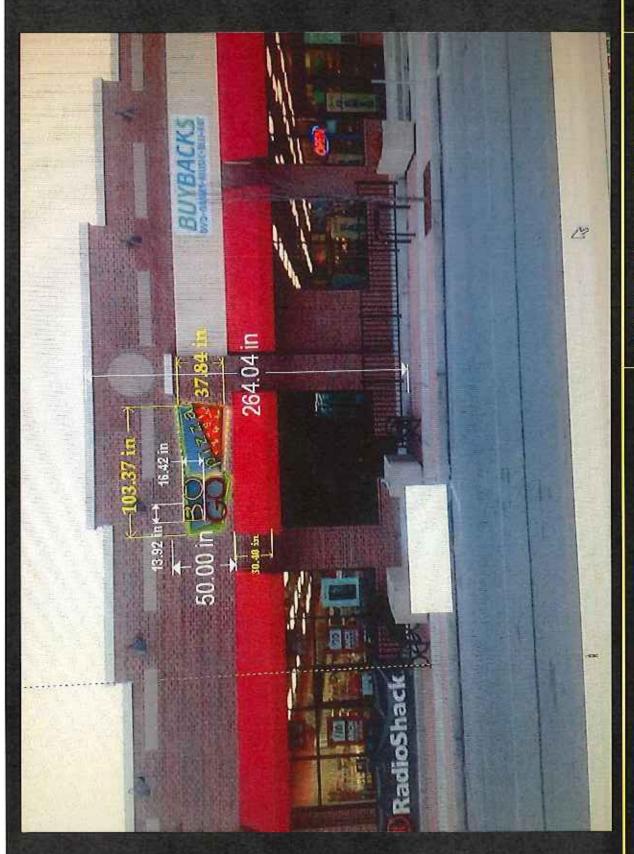
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ABR February 2013

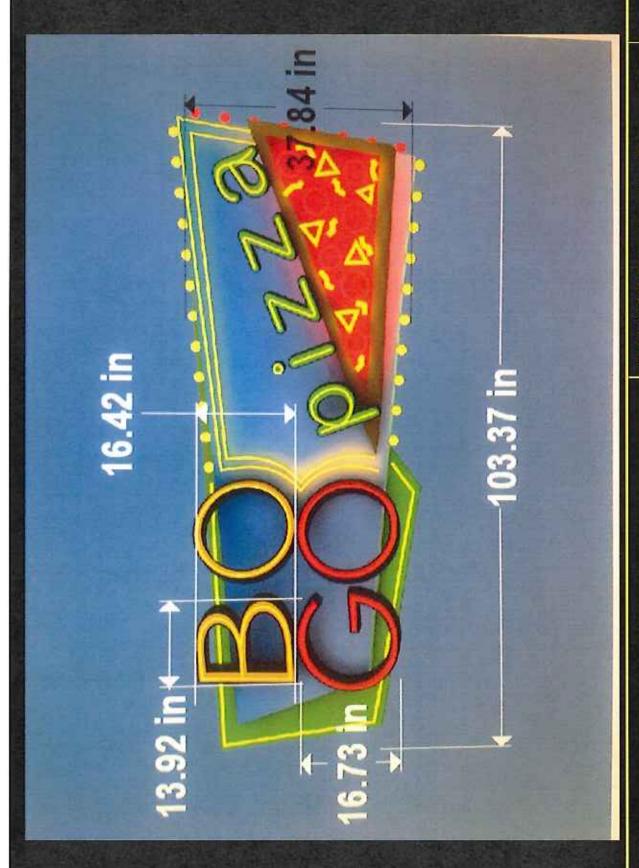
Hospice of the Western Reserve 14601 Detroit Avenue



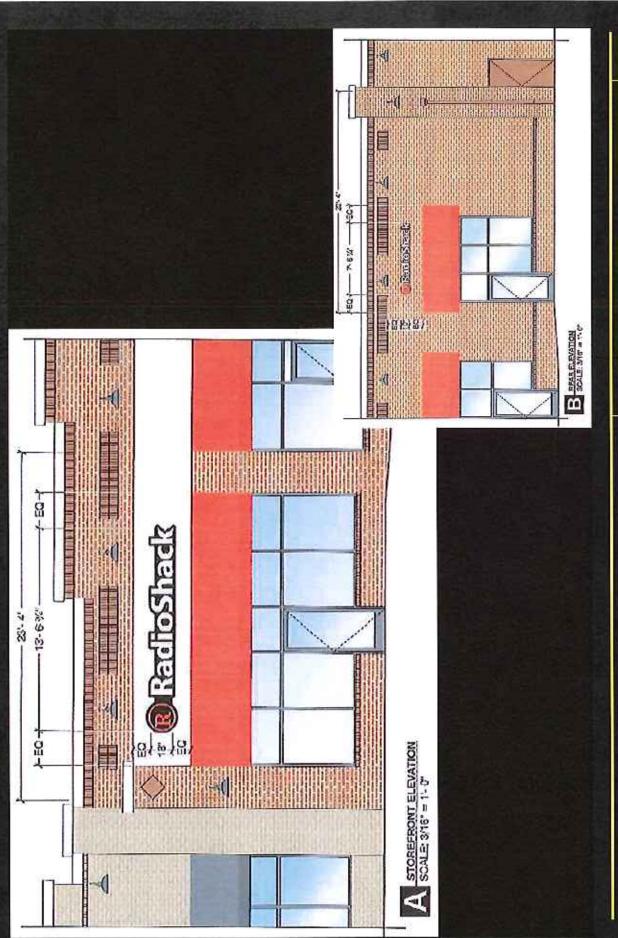
15320 Detroit Avenue pizzaBOGO



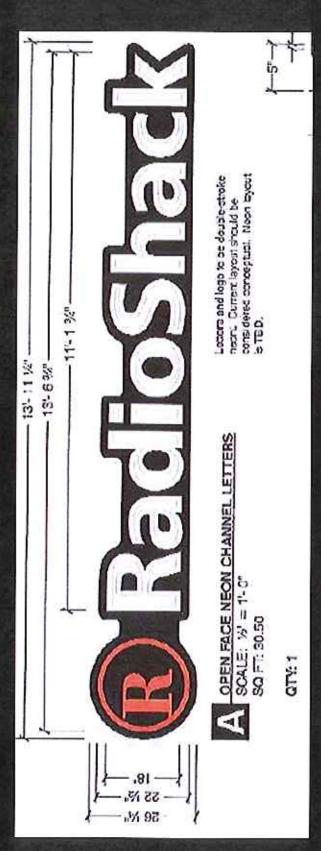
15320 Detroit Avenue pizzaBOGO



15320 Detroit Avenue pizzaBOGO



15322 Detroit Avenue RadioShack



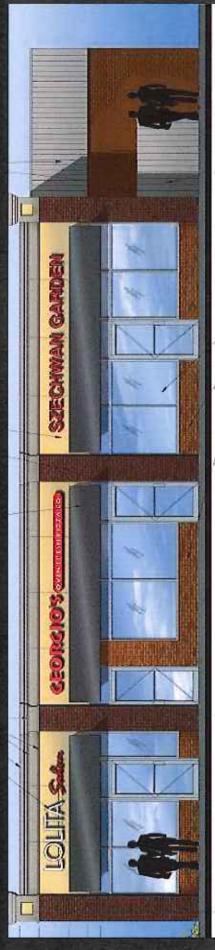
- ALUNINUM RE F4%+-5-4 - 6-2%-7-675"-SCALE: 1"= 1"0"
SQ FE. 5:37 OT:1

15322 Detroit Avenue RadioShack



13800 Detroit Avenue Lolita Salon/Georgio's/Szechwan

ABR February 2013



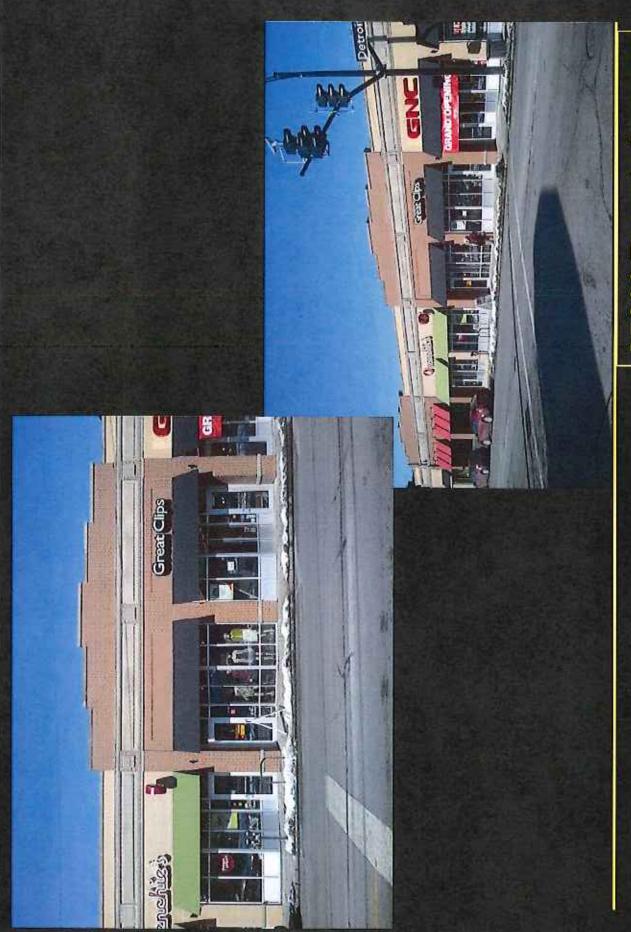
New Thin Brick Veneer Pilaster 187

PROPOSED FRONT ELEVATION

New Storefront System Existing face Brick To Remain

Existing Wood Fronce To Be Painted Color P2 13800 Detroit Avenue Lolita Salon/Georgio's/Szechwan

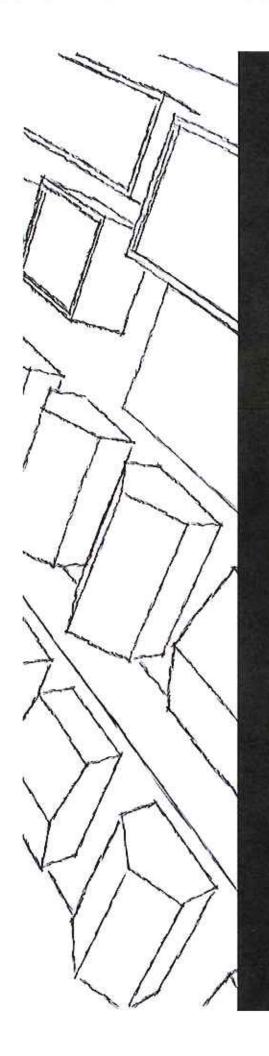
ABR February 2013



15006 Detroit Avenue Avalon Exchange



15006 Detroit Avenue Avalon Exchange



Board of Building Standards

Architectural Board of Review

Sign Review Board

February 2013

